

Clarke County

**PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 2, 2012**



A regular meeting of the Planning Commission of Clarke County, Virginia, was held at the Town/County Joint Government Center, Berryville, Virginia, on Friday, March 2, 2012.

ATTENDANCE

George Ohrstrom, II; Chair; Anne Caldwell, Vice Chair; Robina Bouffault, Clay Brumback, Scott Kreider, Tom McFillen, Cliff Nelson, Chip Steinmetz, Richard Thuss and Jon Turkel.

ABSENT

John Staelin

STAFF

Jesse Russell, Acting Planning Director and Zoning Administrator; Alison Teetor, Natural Resource Planner and Debbie Bean, Recording Secretary.

Called to Order

Chair Ohrstrom called the meeting to order at 9:00 a.m.

APPROVAL OF AGENDA

The Commission voted unanimously to approve the agenda.

Yes: Bouffault, Brumback, Caldwell (seconded), Kreider, McFillen, Nelson (moved), Ohrstrom, Steinmetz, Thuss and Turkel

No: No one

Absent: Staelin

APPROVAL OF MINUTES

The Commission voted unanimously to approve the briefing meeting minutes of January 31, 2012.

Yes: Bouffault, Brumback, Caldwell (moved), Kreider, Nelson (seconded), Steinmetz, and Turkel

No: No one

Absent: Staelin

Abstained: Ohrstrom, McFillen and Thuss

The Commission voted unanimously to approve the regular meeting minutes of February 3, 2012.

Yes: Bouffault (seconded), Brumback, Kreider, McFillen, Nelson (moved), Ohrstrom, Steinmetz, Thuss and Turkel

No: No one

Absent: Staelin

Abstained: Caldwell

MAJOR SUBDIVISION – PUBLIC HEARING

Elizabeth and Oliver North request approval of a seven-lot major subdivision of Tax Map Parcels 25-A-20 and 25-A-20A, located in between River Road and Ebenezer Road and addressed as 867 River Road, zoned Forestal Open-Space Conservation (FOC), Millwood Election District. S-12-01

Mr. Russell explained this request. He stated that since the last meeting the applicant has revised the road profile per Chester Engineers comments. He said those revisions were again reviewed by Chester Engineers asking for two minor revisions regarding stormwater and erosion and sediment. He distributed copies of those recommended revisions from Chester Engineers to the Commission. After discussion with staff and the Commission, Chair Ohrstrom asked for public comments.

There being no public comments, Chair Ohrstrom called for a motion.

The Commission voted unanimously to approve final plat on this request.

Yes: Bouffault (moved), Brumback, Kreider, McFillen, Nelson, Ohrstrom, Steinmetz (seconded), Thuss and Turkel

No: No one

Absent: Staelin

Abstained: Caldwell

SPECIAL USE/SITE PLAN – PUBLIC HEARING

Verizon Wireless requests approval of a Special Use and Site Plan for constructing a monopole on the property located in the 100 block of Mount Carmel Road, Tax Map Parcel 39-A-71, Chapel Election District, zoned Forestal Open-Space Conservation (FOC). SUP-12-01

Mr. Russell explained this request. He stated that since the February meeting, staff and members of the Planning Commission met with Verizon agents at the proposed site. He said that the meeting was to determine whether the entrance into the compound site could be relocated in such a manner as to reduce the removal of trees. He stated that at the meeting it was determined that the compound entrance be shifted approximately 80 feet lower than the original site plan proposal. He said the new entrance would reduce the length of the road and potential damage to other trees along the route as well as provide for an entrance that would avoid removing more trees. He stated that in addition to the compound entrance relocation the members of the Planning Commission also recommended that the applicant provide a plan showing the revegetation of the current site once the monopole had been dismantled. He said that the applicant is revising the site plan accordingly. After discussion with staff and the Planning Commission, Chair Ohrstrom asked for public comments.

Justin Wortman, legal counsel representing Verizon was present to answer questions. He gave a slide presentation showing pictures of the proposed site and where the monopole would be located. He stated that the proposed monopole is designed to appear as a tree but will have no branches. He said the plan is to paint the monopole brown but other color suggestions would be considered.

Commissioner Thuss asked approximately how many people will be able to get better coverage. Mr. Wortman stated that Stephanie Petway with Verizon was present and could answer his question. Ms. Petway stated that she is not prepared to answer that question today but that Verizon is preparing a presentation to be given at a later date.

Ed and Brenda VanKeuren, land owners of the site where the existing monopole is located stated that they have not been contacted or consulted by Verizon regarding this proposal. Mr. VanKeuren stated that he and his wife read about it in the newspaper. He said that they have a separate agreement with Verizon that covers restoration of the existing site should Verizon decide to vacate.

Karen Adams, pastor at Mt. Carmel Church stated that Verizon visited the church one day but she was unable to meet with them at that time. She said it is her understanding that Verizon will need an easement to go through the Mt. Carmel Church parking lot in order to gain access to the proposed monopole site. She stated that the District Superintendent for the Church has not heard anything about this matter. She was told by her District Superintendent that Verizon will need his approval before they can use the easement to get to the proposed site.

Chair Ohrstrom asked the Verizon officials why these property owners have not been informed about this proposal. Ms. Petway stated that she did not know why this had happened but that Verizon will be in contact with both property owners before the next meeting. She said she will get back to the Planning Commission with an explanation.

Chair Ohrstrom stated that this proposal would not be approved until this matter is resolved. Members of the Planning Commission were concerned that Verizon had not contacted Mr. and Mrs. VanKeuren and Pastor Adams regarding this proposal.

Commissioner Steinmetz said he is disappointed with Verizon. He stated the fact that Pastor Adams and Mr. and Mrs. VanKeuren have not been informed is wrong.

There being no further public comments, Chair Ohrstrom called for a motion.

The Commission voted unanimously to continue the public hearing on this matter until the next regular meeting of the Commission on April 6, 2011.

Yes: Bouffault (moved), Brumback, Caldwell (seconded), Kreider, McFillen, Nelson, Ohrstrom, Steinmetz, Thuss and Turkel

No: No one

Absent: Staelin

SPECIAL USE/ SITE PLAN - SET PUBLIC HEARING

Clarke County Sanitary Authority requests approval of a Site Plan for replacing the existing water storage tank with a new water tank located on the property identified as Tax Map Parcel 30-A-1A, 1340 Browntown Road, Millwood Election District, zoned Agricultural Open-Space Conservation (AOC). SP-12-03

Mr. Russell explained this request. He stated that the applicant is requesting approval of a site plan to construct a new water storage tank for Millwood as a replacement to the old water

storage tank on the same tax map parcel located on Browntown Road near the intersection of Bishop Meade Road and Browntown Road. He stated that the tank will be 131' in height with an approximate 7' high top cover for a total of approximately 138 feet. He said the existing tank is 111 feet in height. He stated that the purpose of the increase in height is to provide the necessary pressure between the Millwood and Boyce Water storage tanks. He said the parcel is zoned AOC and contains .723 acres as shown on the site plan per an agreement to conduct a boundary line adjustment with Richard Farland, an adjacent property owner to the west.

Commissioner Thuss asked what the height limit would be if antennas for cell phones could be added to the top of the tank. He said that this tank will be at 138 feet and the limit for monopoles is 100 feet. Commissioner Bouffault stated that antennas are usually put around the tank and not on top of it.

Commissioner Brumback left the meeting at 9:50 a.m.

There being no further discussion with staff and the Commission, Chair Ohrstrom called for a motion.

The Commission voted unanimously to set public hearing on this request for the next regular meeting of the Commission on April 6, 2012.

Yes: Bouffault, Caldwell (moved), Kreider (seconded), McFillen, Nelson, Ohrstrom, Steinmetz, Thuss and Turkel

No: No one

Absent: Brumback and Staelin

DISCUSSION

Cool Spring Battlefield Park Update

Ms. Teetor gave a brief update on the proposed Cool Spring Battlefield Park. She said at the last meeting that was held on February 20, 2012 about 100 people attended the meeting. She stated that the Board of Supervisors will have a meeting about this on March 5, 2012. She said that anyone can attend but there will be no public comments. She stated that it is possible the Board will make a decision on that date.

2011 Annual Land Use Report

The annual report for 2011 was included in the Planning Commission Packet for this meeting. Chair Ohrstrom commended Ms. Teetor and Ms. Bean on all the work involved in compiling the data.

Board/Committee Reports

Board of Supervisors

– John Staelin

No report.

Sanitary Authority

– John Staelin

No report.

Board of Septic & Well Appeals

– John Staelin

No report.

Board of Zoning Appeals

- Anne Caldwell

No report.

Historic Preservation Commission

- Cliff Nelson

Commissioner Nelson said the next meeting of the Commission is scheduled for March 27, 2012 at 8:30 a.m. in the A/B meeting room.

Conservation Easement Authority

- George Ohrstrom, II

Chair Ohrstrom stated that the Authority will be receiving a Gold Award at the Governor's Conference on April 1, 2012.

Staff Reports

Natural Resource Activities

- Alison Teetor

Ms. Teetor said that no further contamination has been found at the J & J store due to the gas leak.

Enforcement Officer


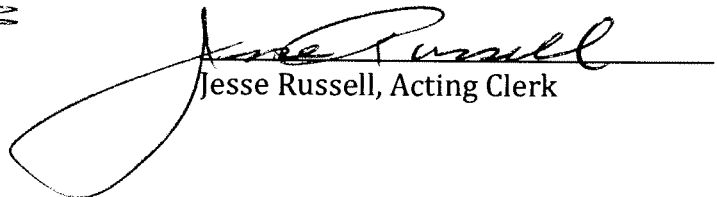
- Nancy Olin

See staff report.

Other

Vice Chair Caldwell requested to set up a meeting date and time for the Double Tollgate Committee meeting. The Committee agreed to have the meeting on March 8, 2012 at 1:00 p.m. in the A/B meeting room. The policy committee also set up a meeting regarding wind turbines for Tuesday, March 13th at 4:00 p.m.

There being no further discussion, the meeting was adjourned at 10:15 a.m. until the next regular meeting of the Commission on April 6, 2012.


George L. Ohrstrom, II, Chair
Jesse Russell, Acting Clerk

Minutes prepared by Debbie Bean, Recording Secretary